

HUNTERS[®]

HERE TO GET *you* THERE



Bevois Valley Road

Southampton, SO14 0JZ

Asking Price £250,000



Council
Tax Band C



112 Bevois Valley Road

Southampton, SO14 0JZ

Asking Price £250,000



Attention Investors

Potential Gross return of 18.97% P.A

The owners are looking to sell a unique investment proposition on an 11 bedroom HMO with multiple ensuite bathrooms.

Offering an investor the opportunity to secure a 6-year short-term lease over the property.

The investor will be entitled to receive 100% of all gross rental income generated during the lease period.

Current rental per room: £675 per month

Number of rooms: 11

Gross monthly rental income: £7,425

Gross annual rental income: £89,100

Total gross rental income over 6 years: £534,600

Investor - Return on Investment

Initial outlay: £250,000

Income entitlement (over 6 years): £534,600

Projected gross profit (before expenses): £284,600

ROI (Return on Investment): 113.8% over 6 years (approx. 19.0% p.a.)

Security

The investor's position will be secured through a legally binding rental income assignment agreement, ensuring the investor receives priority payment of all rental income generated by the property for the duration of the lease.

This structure provides direct access to cashflow from the property, safeguarding the investor's monthly income entitlement without requiring a second legal charge.

Next Steps

Interested parties should contact us to arrange a viewing

- Review full tenancy schedule and income evidence.
- Discuss legal structure of the rental income assignment agreement.
- Carry out due diligence on property title and licensing.

AML

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £48inc vat per person. This is a non-refundable fee.

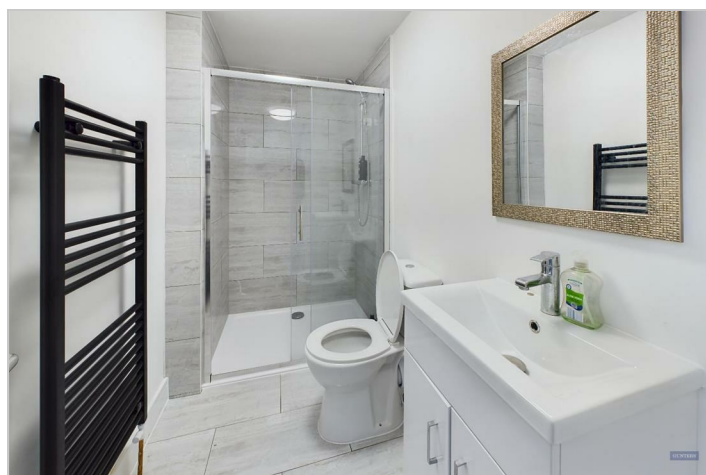
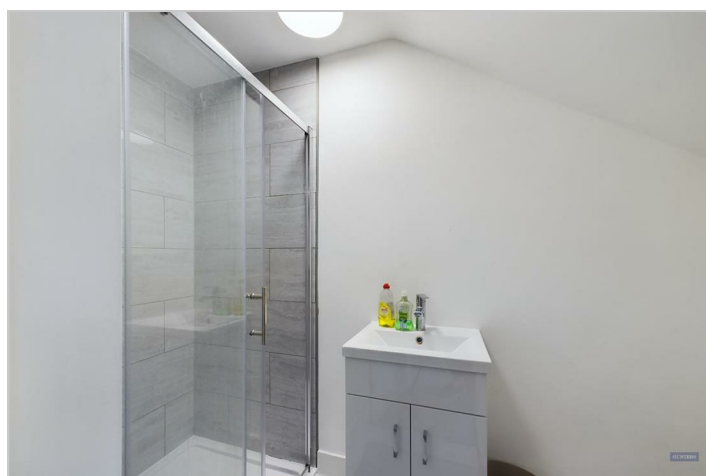
These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

Material Information - Southampton

Tenure Type; Six year Lease

Council Tax Banding; New build - Rate not yet available



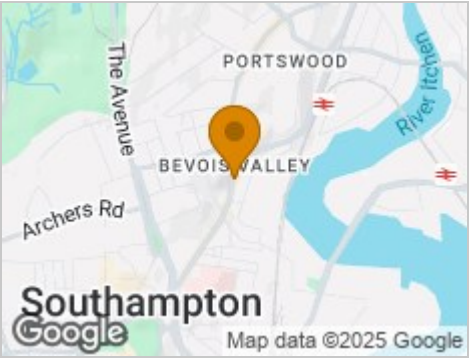
Road Map



Hybrid Map



Terrain Map



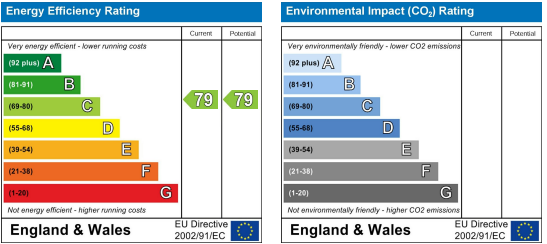
Floor Plan



Viewing

Please contact our Hunters Southampton Office on 02380 987720 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.